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**IN THE UNITED STATES BANKRUPTCY COURT
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

CLERK
 U.S. BANKRUPTCY
 COURT - WDP

In re:	:	Case No.:	20-20638-GLT
	:	Chapter:	13
Vincent N. Mastorocco	:		
	:		
	:	Date:	1/13/2021
<i>Debtor(s).</i>	:	Time:	09:30

PROCEEDING MEMO

MATTER: #6 - Contested Confirmation of Plan Dated 2-24-2020 (NFC)
 #55 - Objection filed by S&T Bank

APPEARANCES:

Debtor:	Corey J. Sacca
Trustee:	James Warmbrodt
Creditor:	Brian Kile

NOTES: (9:51)

Warmbrodt: There's an unresolved issue of S&T Bank's junior mortgage. I believe it was the court's expectation that there would be an adversary filed or an agreement entered into.

Sacca: It's been slow to develop, we're moving towards a resolution. It was the debtor's intent to surrender the commercial property, and at the time S&T reached out we had come to an agreement to sell the property as opposed to surrendering it. It would be a short sale in the bankruptcy. Realtor has looked at the property and is interested in listing it and S&T would have to cooperate with the short sale.

Court: What's the realtor suggesting for the listing price?

Sacca: She didn't have that amount for me. She initially visited the property in May 2020. But it will probably be less than the liens.

Court: Is there an agreement about what happens with the junior lien depending on the sale amount?

Sacca: There's equity in the debtor's home.

Court: Is there any issue with the validity of the lien?

Sacca: No.

Court: So it's strictly a valuation issue? How much time do you need to file the motion to employ the realtor?

Sacca: Yes. 60 days, the realtor said she'd have the paperwork to me in 2 weeks.

Kile: I have nothing further. Mr. Sacca summarized where we are.

Court: We need a deadline for the debtor to file the motion to employ the real estate broker within 30 days and then a status report within 60 days of retention. And then I will reset this for conciliation on April 29.

OUTCOME:

1. Debtor's *Contested Confirmation of Plan Dated 2-24-2020 (NFC)* [Dkt. No. 6] is set for CONCILIATION on April 29, 2021 at 11 a.m. On or before February 12, 2021 the Debtor shall file a motion to employ a real estate broker. The Debtor and real estate broker shall file a status report on the progress of any marketing and sale efforts within 60 days of the date of any order approving the broker's employment. [Chambers to Issue]

DATED: 1/13/2021